

STATE OF MISSISSIPPI

H95-0131

AL L. ROWE AND WIFE, KATHLEEN H. ROWE,  
GRANTORS

SEP 8 4 12 PM '95 WARRANTY

TO

DEED

CHARLES TAYLOR, JR.,  
GRANTEESBK 290 PG 331  
W.F. DAVIS CH. CLK.  
by S Cleveland

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AL L. ROWE AND WIFE, KATHLEEN H. ROWE, do hereby sell, convey, and warrant unto CHARLES TAYLOR, JR., the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi. Further being subject to right of way to Mississippi Power & Light Company in Book 50, page 230 and an easement to DeSoto County, Mississippi of record in book 120, page 141, all of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 1995 have been prorated, and possession is given with this deed.

WITNESS OUR signature(s), this the 7th day of September, 1995.

*Al L. Rowe*  
Al L. Rowe

*Kathleen H. Rowe*  
Kathleen H. Rowe

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named AL L. ROWE AND WIFE, KATHLEEN H. ROWE, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of September, 1995.

*Laurel B. Young*  
Notary Public

My commission expires:

Grantees Address:  
4725 Church Road, W.  
Nesbit, MS 38651

Phone: Res.- 781-3119  
Bus.- none

Grantees Address:  
2521 Caffey Street  
Hernando, MS 38632

Phone: Res.- 393-0936  
Bus.- 429-9041

Prepared By:

Austin Law Firm, P.A.  
316 W. Commerce St.  
Hernando, MS 38632  
429-7888

TRACT 1 OF DIVISION OF  
ROWE 188 ACRE TRACT

BEGINNING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 WEST; THENCE N89°28'29"W ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1336.73 FEET; THENCE S0°31'31"W A DISTANCE OF 40.00 FEET TO AN IRON PIN, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S0°42'39"W, PASSING AN IRON PIN AT A DISTANCE OF 960.86 FEET, A DISTANCE OF 2600.00 FEET TO A 1" PINCHED TOP PIPE; THENCE N89°28'20"W A DISTANCE OF 1217.00 FEET TO AN IRON PIN; THENCE N0°42'39"E A DISTANCE OF 2094.27 FEET TO AN IRON PIN; THENCE S89°44'30"W A DISTANCE OF 325.0 FEET TO A POINT; THENCE N0°42'39"E A DISTANCE OF 500 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF CHURCH ROAD; THENCE S89°44'30"E ALONG RIGHT-OF-WAY A DISTANCE OF 892.04 FEET TO THE POINT OF BEGINNING, CONTAINING 68.83 ACRES MORE OR LESS.

TRACT II  
1.72 ACRE TRACT

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 WEST; THENCE S89°28'29"E ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 2627.33 FEET TO A POINT; THENCE S0°31'31"W A DISTANCE OF 46.26 FEET TO AN IRON PIN ALSO, KNOWN AS THE POINT OF BEGINNING; THENCE S0°42'39"W A DISTANCE OF 500.00 FEET TO AN IRON PIN; THENCE S89°44'30"E A DISTANCE OF 150.00 FEET TO A POINT; THENCE N0°42'39"E A DISTANCE OF 500 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF CHURCH ROAD; THENCE N89°44'30"W ALONG CHURCH ROAD RIGHT-OF-WAY A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES MORE OR LESS.

TRACT III  
1.72 ACRE TRACT

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 WEST; THENCE S89°28'29"E ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 2777.33 FEET TO A POINT; THENCE S0°31'31"W A DISTANCE OF 45.56 FEET TO THE POINT OF BEGINNING; THENCE S0°42'39"W A DISTANCE OF 500.00 FEET TO AN IRON PIN; THENCE S89°44'30"E A DISTANCE OF 150.00 FEET TO A POINT; THENCE N0°42'39"E A DISTANCE OF 500 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF CHURCH ROAD; THENCE N89°44'30"W ALONG CHURCH ROAD RIGHT-OF-WAY A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES MORE OR LESS.

TRACT IV  
1.72 ACRE TRACT

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 WEST; THENCE S89°28'29"E ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 2927.32 FEET TO A POINT; THENCE S0°31'31"W A DISTANCE OF 44.86 FEET TO THE POINT OF BEGINNING; THENCE S0°42'39"W A DISTANCE OF 500.00 FEET TO AN IRON PIN; THENCE S89°44'30"E A DISTANCE OF 150.00 FEET TO A POINT; THENCE N0°42'39"E A DISTANCE OF 500 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF CHURCH ROAD; THENCE N89°44'30"W ALONG CHURCH ROAD RIGHT-OF-WAY A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES MORE OR LESS.

*All Tracts located in the NE 1/4*